021.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	763,100 / 763,100
					USE VALUE:	763,100 / 763,100
					ASSESSED:	763,100 / 763,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
289		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LARSON HAROLD R/JANE B
Owner 2:	
Owner 3:	
Street 1:	289 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COUGHLIN ANNA M & MARY G -
Owner 2:	M/T COUGHLIN MARY G -
Street 1:	289 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,118 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Brick Veneer Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6118.000	328,600		434,500	763,100
Total Card	0.140	328,600		434,500	763,100
Total Parcel	0.140	328,600		434,500	763,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.70 | /Parcel: 433.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 14317
GIS Ref:
GIS Ref:
Insp Date: 05/14/09

PREVIOUS ASSESSMENT

Parcel ID: 021.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,400	0	6,118.	434,500	762,900	762,900	Year End Roll	12/18/2019
2019	101	FV	261,500	0	6,118.	461,700	723,200	723,200	Year End Roll	1/3/2019
2018	101	FV	261,500	0	6,118.	336,800	598,300	598,300	Year End Roll	12/20/2017
2017	101	FV	261,500	0	6,118.	293,300	554,800	554,800	Year End Roll	1/3/2017
2016	101	FV	261,500	0	6,118.	249,900	511,400	511,400	Year End	1/4/2016
2015	101	FV	255,300	0	6,118.	244,400	499,700	499,700	Year End Roll	12/11/2014
2014	101	FV	255,300	0	6,118.	201,000	456,300	456,300	Year End Roll	12/16/2013
2013	101	FV	255,300	0	6,118.	191,200	446,500	446,500		12/13/2012

!1817!

PRINT

Date	Time
12/10/20	17:22:32

LAST REV

Date	Time
08/18/16	11:44:31
ekelly	
1817	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUGHLIN ANNA M	35524-492		5/23/2002		425,000	No	No		
	8304-352		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	14317
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2015	1040	New Wind	6,700		7/30/2015			Install 4 windows

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2015	Permit Insp	PC	PHIL C
5/14/2009	Measured	197	PATRIOT
4/13/2009	Missed Appt.	163	PATRIOT
3/29/2000	Inspected	264	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	256	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6118		Sq. Ft.	Site		0	80.	0.89	1			Med. Tr	-10					434,549						434,500	

Total AC/HA: 0.14045 | Total SF/SM: 6118 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 434,549 | Spl Credit | Total: 434,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	6 - Wood Shingle		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32135546
Const Adj.:	1.02959001
Adj $ / SQ:	170.057
Other Features:	95500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476165
Depreciation:	147611
Depreciated Total:	328554

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

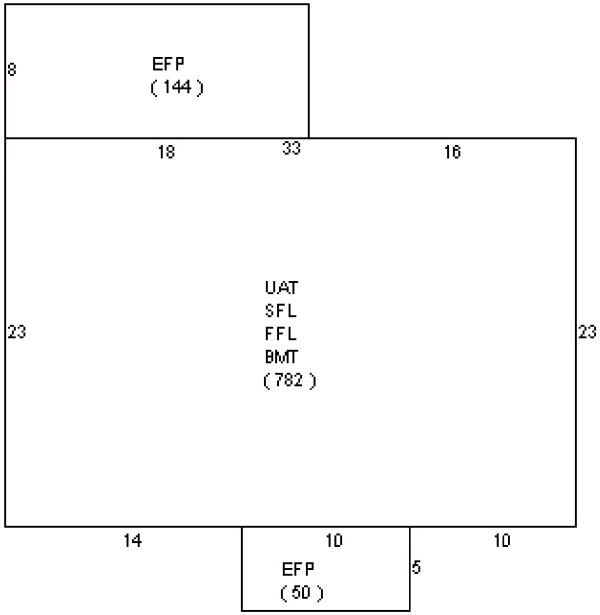
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.06
Special Features:	0	Val/Su Net:	120.10
Final Total:	328600	Val/Su SzAd	210.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	782	51.020	39,895
FFL	First Floor	782	170.060	132,984
SFL	Second Floor	782	170.060	132,984
UAT	Upper Attic	196	119.040	23,272
EFP	Enclos Porch	194	42.480	8,241

Net Sketched Area:	2,736	Total:	337,376
Size Ad	1564	Gross Are	3322	FinArea	1760
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

021.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	